

**RESOLUTION NO. 18-03-03**

**A RESOLUTION GRANTING A SPECIAL EXCEPTION TO THE LAND DEVELOPMENT CODE, TABLE 7-2, R-3, TO ALLOW FOR A 15' REAR SETBACK, AS OPPOSED TO THE REQUIRED 20'; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, application has been made to the City Council of the City of Niceville, Florida by Shepherd Bradley for a Special Exception to the Land Development Code, Table 7-2, R-3, to allow for a 15' rear setback, as opposed to the required 20', on Lots 1, 2 and 3, property is located at 107 Reynolds Ave., Niceville, Florida 32578, and

**WHEREAS**, the City Council has received the recommendation of the Planning Board and notice of public hearing concerning same has been duly publicized and hearing being held this date, and

**WHEREAS**, objections, if any, have been voiced and considered to the granting of such special exception request, and

**WHEREAS**, the City Council has determined that such request for a special exception should be granted.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Niceville, Florida:

**Section 1.** That a Special Exception to the Land Development Code, Table 7-2, R-3, to allow for a 15' rear setback, as opposed to the required 20', on Lots 1, 2 and 3, is hereby granted on the following described property:

Lots 1, 2 and 3, Block 9, POWELL SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 96, Public Records of Okaloosa County, Florida.

Parcel ID # 06-1S-22-2100-0009-0010

Property Address: 107 Reynolds Ave., Niceville, Florida 32578

**Section 2.** The City does not have authority to change, alter or disregard any restrictive covenants or restrictions in deeds pertaining to this subdivision and thus this Resolution does not nullify any such covenants and restrictions.

**Section 3.** This Resolution shall become effective upon adoption and approval in accordance with the City Charter.

ADOPTED in regular session this 13<sup>th</sup> day of March, 2018.

Randall Wine  
MAYOR

ATTEST:

Daniel J. Doucet  
CITY CLERK

**Frankie A. Revell**

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**From:** S Bradley <shep.bradley@gmail.com>  
**Sent:** Tuesday, February 13, 2018 10:42 AM  
**To:** Frankie A. Revell  
**Subject:** [VERIFY SENDER before opening any attachments]Variance Request  
**Attachments:** Powell&Reynolds.pdf

To whom it May concern,

Valparaiso Waterworks of Florida, Inc. requests the following setback variance for Lots 1-3, Block 9, Powell Subdivision. (survey attached):

Back setback from 20' to 15'  
All other setbacks remain the same  
Front; 20', Right; 15', Left; 5'

Thank you for your consideration,

--  
Shepherd Bradley  
Valparaiso Waterworks of Florida, Inc.  
[shep.bradley@gmail.com](mailto:shep.bradley@gmail.com)  
850-259-9597



**Okaloosa County Appraiser**

Parcel: 06-15-22-2100-0009-0010 Acres: 0

<b>Name:</b>	VALPARAISO WATERWORKS FLORIDA	<b>Land Value:</b>	58,005
<b>Site:</b>	107 REYNOLDS AVE NICEVILLE	<b>Building Value:</b>	0
<b>Sale:</b>	\$150,000 on 2005-02 Reason=I Qual=Q	<b>Misc Value:</b>	0
<b>Mail:</b>	PO BOX 254 VALPARAISO, FL 32580	<b>Just Value:</b>	58,005
		<b>Assessed Value</b>	58,005
		<b>Exempt Value</b>	0
		<b>Taxable Value</b>	58,005



Okaloosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.  
Data printed: 02/13/18 : 12:05:54

1.0' FLAT ASPHALT CURB (TYPICAL)

POWELL DRIVE  
21' ASPHALT (50' R/W)

N 90°00'00" E - 150.00'(P)  
N 89°57'07" E - 150.12'(F)

ASPHALT  
ENTRYWAY

50.00'(P) 50.00'(P) 50.00'(P)

R/W

0.6'  
(IN)

FOUND MAG NAIL  
(NO IDENTIFICATION)

4' CHAIN  
LINK FENCE  
(TYPICAL)

REYNOLDS AVENUE  
21' ASPHALT (25' R/W)  
N 00°05'48" W - 100.05'(F) 100.00'(P)

LOT 1  
BLOCK 9  
(VACANT)

LOT 2  
BLOCK 9  
(VACANT)

LOT 3  
BLOCK 9  
(VACANT)

LOT 4  
BLOCK 9  
(ONE STORY  
VINYL RESIDENCE)

100.00'(P)

100.00'(P)

N 00°12'36" W - 99.88'(F) 100.00'(P)

0.3'  
(IN)

50.00'(P) 50.00'(P) 50.00'(P)

0.1'  
(IN)

0.2'  
(IN)

N 89°53'06" E - 150.32'(F)  
N 90°00'00" E - 150.00'(P)

FOUND 5/8"  
CAPPED IRON ROD  
(NO IDENTIFICATION)  
(TYPICAL)

(L10)  
.10

ING  
E  
0'(P)

R/W